

City Council
Atlanta, Georgia

01-0-0628

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-18
Dated filed: 3-13-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **341-359 Memorial Dr. SE**, be changed from the **I-1 (Light Industrial)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **44** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-20.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

E-4

2-01-18

**Legal Description
Fulton County, Georgia**

All that tract or parcel of land lying and being in Land Lot 44 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 1" open top pipe found at the intersection of Grant Street having a 50' right-of-way and Memorial Drive have a variable right-of-way; said point being the **TRUE POINT OF BEGINNING**; Thence North 89 degrees 56 minutes 51 seconds East, Along the right-of-way of Memorial Drive a distance of 180.13 feet to a 1/2" re-bar found; Thence leaving said Right-of-Way of Memorial Drive South 00 degrees 11 minutes 52 seconds West, a distance of 185.00 feet to a point on the north side a 20' alley (not open); Thence South 88 degrees 33 minutes 49 seconds West, a distance of 20.00 feet to a point on the east side of a 10' alley (not open); Thence North 00 degrees 15 minutes 03 seconds East, a distance of 40.00 feet to a point on the north side of 10' alley (not open); Thence along the north side of said 10' alley (not open); South 89 degrees 56 minutes 50 seconds West, a distance of 160.05 feet to a PK nail set; Thence continuing along Grant Street North 00 degrees 09 minutes 00 seconds East, a distance of 145.48 feet to a 1" iron pin found; said point being the intersection of Grant Street having a 50' right-of-way and Memorial Drive having a variable right-of-way and being the **TRUE POINT OF BEGINNING**.

The above described property contains 0.61 Acres and is shown on plat prepared for Solomon Bekele, survey by Frontline Surveying & Mapping, Inc. (Thomas Edward Peay, Jr., Georgia RLS No. 2402), dated March 15, 1999.

